



Castles

DURRANTS ROAD
Berkhamsted, HP4 3PG

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£660,000
(Freehold)

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CASTLES ESTATE AGENTS are delighted to offer a truly stunning three bedroom home



Having been completely refurbished to an extremely high standard, the property comprises a good size entrance hall, spacious sitting room with feature fireplace and bay window; beautifully presented kitchen / dining room with central island unit, built in coffee maker, ceramic hob, twin fridges and freezers, microwave, integrated oven with hide and slide doors and dishwasher; and guest cloakroom to the ground floor.

To the first floor there are two double bedrooms and a single bedroom, serviced by the immaculately presented family bathroom with underfloor heating and inbuilt television. Outside the private landscaped rear garden has outside lighting installed and can be accessed off Dorset Close; whilst to the front the driveway provides ample off road parking.

Specifications

- 3 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- TERRACED HOUSE
- GARDEN
- DRIVEWAY
- TOWN LOCATION



The home has solid oak doors, a gas combi boiler, double glazing and is within walking distance of excellent local amenities.



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

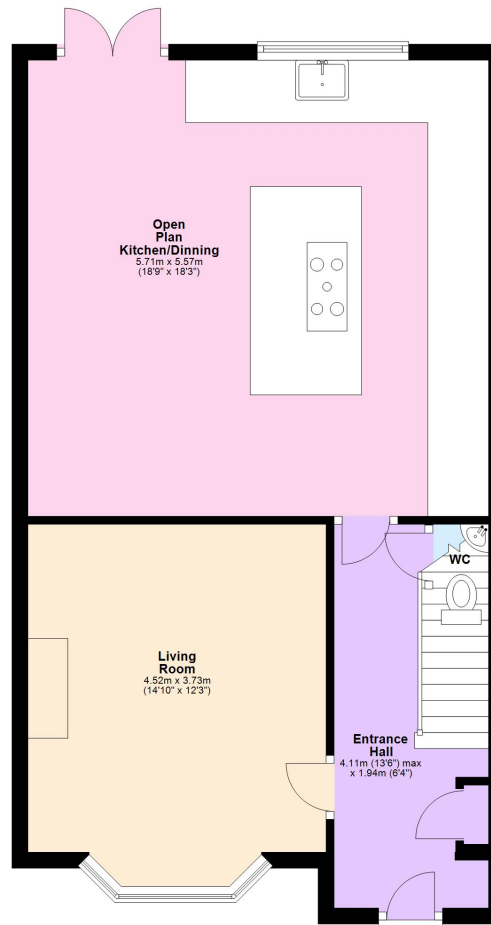
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

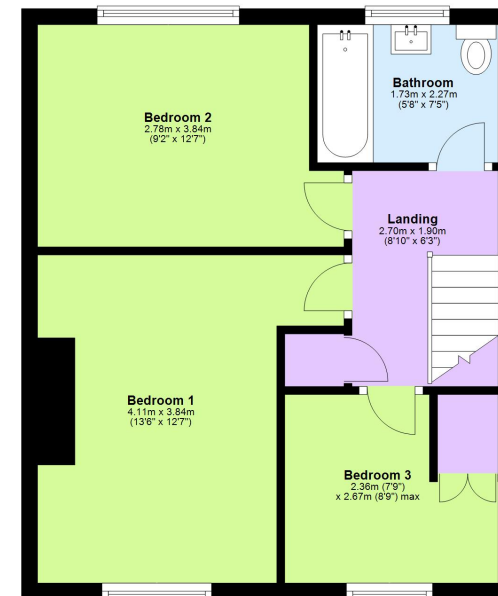
Council Tax Band: D

EPC Rating: C

Ground Floor
Approx. 57.7 sq. metres (621.3 sq. feet)



First Floor
Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 98.3 sq. metres (1057.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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www.castlestateagents.co.uk



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